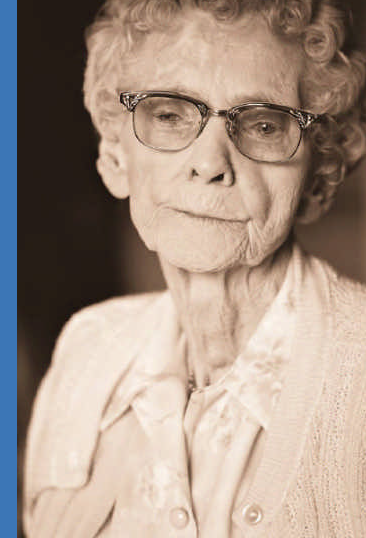


# Does your old cluster need a face lift?

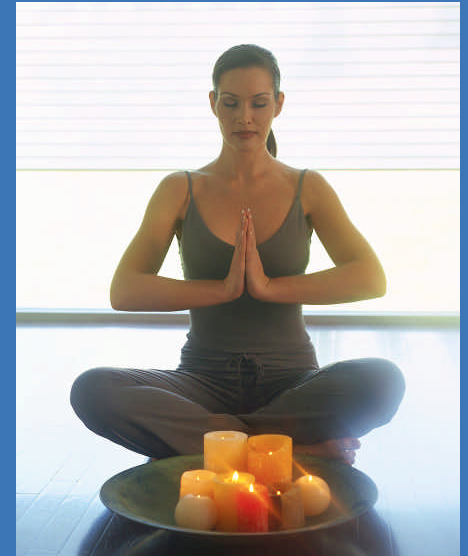


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**Executive Office of Environmental Affairs**  
**and the Office of Coastal Zone Management**



# The True Meaning of Life

- Zoning causes sprawl – not the developer.
- The permitting process is for designing growth, not stopping it.
- Cluster should benefit the community, the developer, and the environment.



# Is the Approval Process Giving You a Migraine?



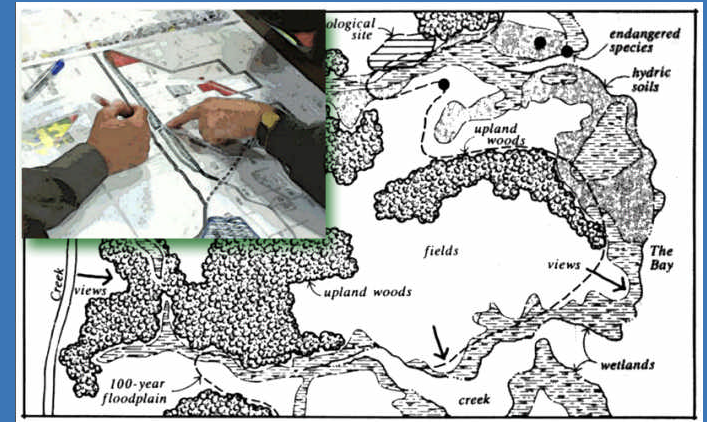
- Many “clusters” are cumbersome, costly, requiring TWO fully engineered designs
- Many are antagonistic battles where no one wins.
- A special permit is not a lethal weapon.
- Site Plan (by-right) is an excellent option – but development via town meeting approval is not!
- Conceptual details can be safely accepted if subject to definite plan approval.

# Open Space is Not a Thanksgiving Leftover



- Often, open space is defined by percentage.
- Context to surrounding areas is often ignored.
- Conservation Commission involved late.
- Open space or master plans ignored.
- Ownership and management plan not well defined.
- Often NOT used for open space – what is it's function?

# Dating before Marriage The Cluster Dance



- Often, the approval process starts at time of submission, when the developer is “wedded” to the plan. Discussion prior to engineering equals less headaches for all.
- The importance of pre-application creative design opportunities are missed.
- Often the “laying out of roads” becomes the highest priority.

# Do Your Incentives Make People Laugh?



- How do density bonuses achieve your local goals?
- Reduced infrastructure isn't just the developer's friend – it benefits the town and the environment.
- Your cluster bylaw should ensure that the development is more marketable than traditional sprawl.





# Flexibility 101



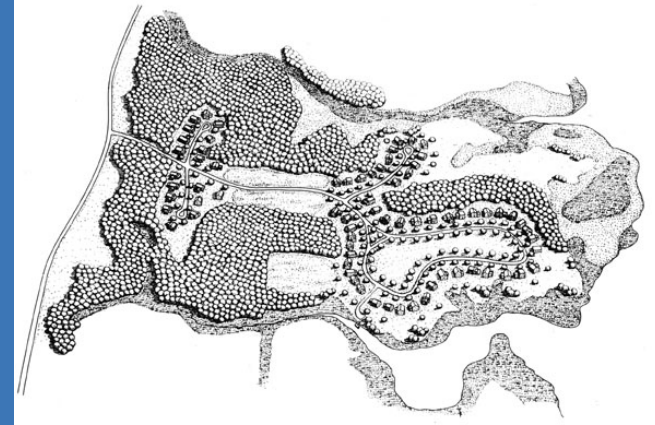
- One size very rarely fits all, especially for lot size, frontage, and setbacks requirements.
- Dimensional flexibility is your best friend.
- Give yourself the opportunity to design each development based on the site, and your goals.
- Often, cluster is limited to a certain number of lots or a parcel size.

# Other local codes



- Board of Health regulations too restrictive for on-site well and septic setbacks? Do you know about Title V revisions for cluster developments?
- Often the relationship between cluster bylaw and subdivision regulations is not well defined - creating unnecessary permit submittals.
- Are Conservation Commission regulations cluster friendly?
- Site Plan bylaw regulations for cluster?

# Resolution



- Open Space Residential Design .....  
listen to the fabulous Nate Kelly!
- Green Neighborhood Alliance – a diverse  
group helped launched this model.
- Technical, financial, and outreach  
resources available to you.
- Over 50 towns have passed OSRD!